KAJIMA

NEWS & NOTES

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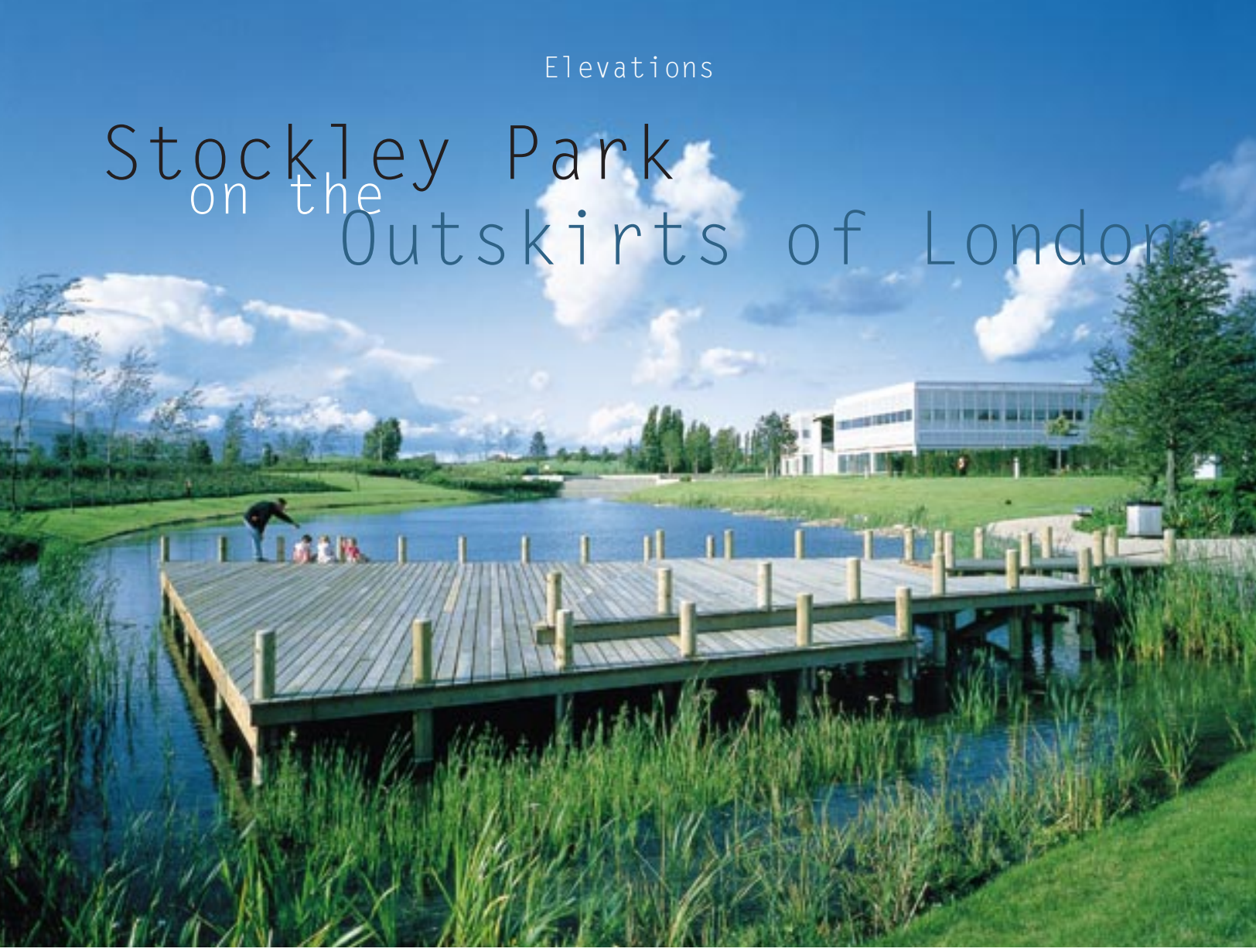
Stockley Park on the Outskirts of London

BUSINESS INITIATIVE WITH SOCIAL BENEFITS

Stockley Park on the Outskirts of London



A portion of Stockley Park, landscaped by Townshend Landscape Architects

A Convenient Location for International Enterprises

About two miles north of London's international gateway, Heathrow Airport, is the state-of-the-art landscaped office development Stockley Park. People working in the park can leave their offices and be airborne in a half hour. Within a couple of hours, they can be working on the European mainland. Moreover, a convenient highway makes it possible to reach central London in only half an hour.

The park includes an approximately 60ha office park and an additional 100ha containing a golf course and country park open to local residents.

Planning the Redevelopment of a Rubbish Dump

First-time visitors to Stockley Park are shocked when told that it was previously a massive rubbish dump! In the 19th century, Stockley clay was used to manufacture bricks. In the 20th century, the large empty clay pits were filled with rubbish, causing such environmental problems as noxious odors, groundwater pollution, and underground methane gas fires.

The land upon which Stockley Park is now situated was owned by the Hillingdon Borough Council, which began considering private-sector redevelopment

projects for the site in the 1970s. In the early 1980s, developer Stanhope Plc, led by legendary developer Stuart Lipton, conducted market research that confirmed the site would be attractive to companies in high-tech industries.

Under the approved project plan, a development consortium headed by Stanhope received 60ha of land for the development of an office park on the southern part of the site in return for creating an 18-hole golf course as well as a park with horse-riding facilities, a soccer field, and other amenities on the 100ha in the northern part, and this area was returned to the Hillingdon Borough Council after the completion of the facilities and landscaping work.

Extensive Environmental Countermeasures

Full-scale work on the project was begun in 1984. Burned rubbish was excavated from the southern part, where the office park is now built, and moved to the northern part. Approximately 3.5 million cubic meters of landfill were shifted and topped with clean soil, in which 1.7 million trees were planted and about 1.5 million worms were released to increase soil fertility. Four-meter underground walls were constructed to keep the contaminated subsoil from polluting groundwater, and drainage pipes were installed to stop the flow of polluted water into the nearby canal and residential areas. Additional pipes were emplaced to guide methane gas to a combustion area.

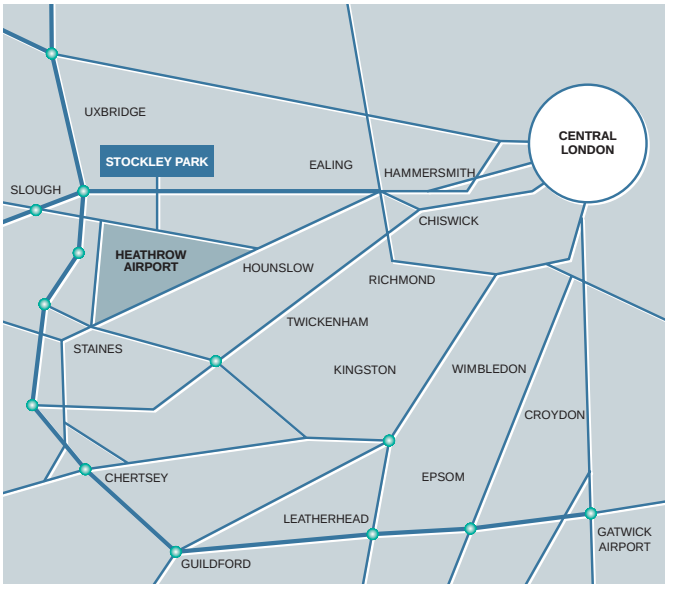
The first stage of the office park project, completed in 1986, contained eight buildings forward sold by the developers to Britain's Universities' Superannuation Scheme. In 1988, companies including Kajima and Stanhope established the Stockley Park Consortium to develop the remainder of the office park. Kajima currently has a 58.3% shareholding in the consortium.

Premium Rents and Prestigious Awards

The golf course and country park were opened in 1993, and the office park now comprises 22 buildings (200,000m^2 in total floor space), all occupied. Plans

3 The Square, designed by Arup Associates, is currently occupied by Cisco.

Stockley Park is conveniently located between Heathrow Airport and central London.



4 Roundwood Avenue, designed by Peter Foggo Associates, is currently occupied by EDS.

call for constructing an additional seven buildings by 2001, and numerous inquiries have been received from prospective tenants. The cost of renting office space in Stockley Park has risen to about two-thirds the cost of the best office space in central London, an exceptionally high level compared with other suburban office parks.

Since 1984, more than $70 billion has been invested in Stockley Park's development, but about 85% of this investment has already been recovered. Despite facing difficult conditions, due to a period of economic recession in the early 1990s, the project has been a huge success. Highly evaluated both within and outside Britain, Stockley Park has won 18 prizes, including the fiscal 1997 International Award for Excellence of the Urban Land Institute and the Financial Times Architecture at Work Award.

After the completion of the office park, tenant companies made energetic efforts to hire employees from the surrounding region. Currently, about 5,000 people work at the office park, and about 40% of them live within 8km of the park. The golf course and country park serve as a convenient place for office park employees and local residents to enjoy rest and recreation.

Total area:	**160 ha**
Office park:	**60 ha**
Golf course and country park:	**100 ha**

Kajima around the World

From the United Kingdom

Nagano Olympic Memorial Arena Wins High-Profile Award

Designed by a joint venture of Kume Sekkei, Kajima, and other partners and constructed by another Kajima joint venture, the Nagano Olympic Memorial Arena recently received the 1997 Special Award of Britain's world-renowned Institution of Structural Engineers. This is the first time this award has been given to Japanese designers. A ceremony was held to present the award on February 27, 1998, in Britain's Parliament building.

Given in recognition of the superiority of structures from design and engineering perspectives, the Special Award has been received in the past by the designers of such well-known edifices as the Sydney Opera House, in Australia; the Centre Georges Pompidou, in France; and the Hong Kong Shanghai Bank building, in China. The Nagano Olympic Memorial Arena received the award in recognition of its uniquely large suspended timber roof and its unusual external configuration, which is suggestive of the mountainous landscape of Nagano Prefecture.

From the United States

Pacific Bell Park Ground-Breaking Ceremony

On December 11, 1997, the San Francisco Giants and 7,000 spectators celebrated the ground breaking for Pacific Bell Park—a 42,000-seat, US$305 million baseball stadium in downtown San Francisco being developed by Kajima Urban Development LLC, a wholly owned subsidiary of Kajima International, Inc.

Giants' General Partner Peter Magowan told the crowd that Pacific Bell Park was designed to be a traditional "small, cozy, intimate" stadium. Willie Mays, one of the greatest players of

all time, also gave a speech, and it was announced that the stadium will have a statue of Mays at its main entrance and bear the address of One Willie Mays Plaza. Ground was broken at home plate by a group including San Francisco Mayor Willie Brown, Jr. Capping the ceremony was a home run hit by three-time MVP Barry Bonds down the 308ft. right field line and into San Francisco Bay.

Pacific Bell Park is the first privately financed ballpark in the United States in more than 30 years, and the related design and site preparation processes have been extremely complex. Besides providing program and project management services, Kajima Urban Development is responsible for the performance of the architects, engineers, and construction team. Giants' Executive Vice President Larry Bear stated, "Without Kajima's development expertise…it would have been very difficult to achieve our most critical project goals."

In April 2000, the Giants will see its new home open. It will be one of the most accessible stadiums in the country, allowing spectators able to come by foot, light rail, regional train line, subway, ferry, and car.

From Singapore

Maplewoods Condominium Project

The Maplewoods Condominium project is an exclusive residential development by Evermore Investment Pte. Ltd., a subsidiary of the Wing Tai Group in Singapore. Situated on a 55,662m^2 site in Singapore's Bukit Timah area, the condominium has 657 apartment units and 40 penthouses, with a total floor area of 113,246m^2. The development is divided into five plots, each containing ten-, eight-, six-, and four-story blocks.

A renowned American architectural firm was hired to focus on the development's aesthetic concept, and an international firm of landscape architects created a tropical resort environment by combining diverse flora, ponds, and a waterfall. Other common facilities include shops, a cafeteria, swimming pools, sauna rooms, tennis and squash courts, a golf driving range, a playground, and jogging tracks. The high-quality apartments feature marble flooring in the living and dining rooms and parquet flooring in the bedrooms.

Having won a round of selective tendering, Kajima served as the main contractor for the project. Construction commenced in late 1994 and was completed in mid-1997.

Order Received for Singapore's Securities Exchange Building

After a round of international bidding, Kajima Overseas Asia Pte., Ltd., won a ¥19.5 billion order from two subsidiaries of United Overseas Bank for the construction of the 29-story Exchange Center Building in Singapore's central commercial district. As Singapore's securities exchange is expected to be a tenant, the building will feature the most advanced facilities, including information and communications equipment. Construction will begin in October 1998, and the building is scheduled to open in mid-2001. Since the project involves the creation of a new financial center, it is attracting considerable attention from Asia's financial institutions.

From Japan

First Japanese Baseball Stadium to Receive Domed Roof Addition

In July 1997, Kajima received an order for the construction of a domed roof atop the stadium of the Seibu Lions professional baseball team. The roof construction work was split into two stages, each to be completed during a single off-season period. From November 1997 to March 1998, a doughnut-shaped section of metal roofing was put in place. From November 1998 to February 1999, a central 145m diameter fabric roof section will be constructed within the stadium and lifted into place.

Kajima is using special equipment and systems in this project. The use of a new measurement system for steel-frame construction work was required in light of the tight construction schedule, and the Company developed a new type of electrical equipment to stack and position the 0.5-by-20.0m, 140kg roofing slabs. The slab-handling equipment enabled significant benefits with regard to construction efficiency, speed, and safety, and Kajima intends to make the most of this equipment in future projects involving slanted roofs.

KAJIMA CORPORATION

KAJIMA CORPORATION
Head Office
2-7, Motoakasaka 1-chome,
Minato-ku, Tokyo 107-8388, Japan
Telephone: 81-3-3404-3311
Facsimile: 81-3-3470-1444/5

KAJIMA CORPORATION
International Division
28th Floor, Shinjuku Park Tower Building,
7-1, Nishishinjuku 3-chome,
Shinjuku-ku, Tokyo 163-1028, Japan
Telephone: 81-3-5324-5810
Facsimile: 81-3-5324-5815

KAJIMA U.S.A. INC.
26th Floor, 320 Park Avenue,
New York, NY 10022-6815, U.S.A.
Telephone: 1-212-355-4571
Facsimile: 1-212-355-4576

KAJIMA EUROPE B.V.
London
Grove House, 248 A, Marylebone Road,
London NW1 6JZ, U.K.
Telephone: 44-171-465-0007
Facsimile: 44-171-465-8788

KAJIMA OVERSEAS ASIA PTE. LTD.
80, Marine Parade Road,
#14-01/03 Parkway Parade,
Singapore 449269, Singapore
Telephone: 65-344-0066
Facsimile: 65-344-3777

URL: http://www.kajima.co.jp

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